

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		MAYFLOWER RD, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	NILES BENJAMIN C			
Owner 2:				
Owner 3:				
Street 1:	14 MAYFLOWER RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

## PREVIOUS OWNER

Owner 1:	PERACCHI DOROTHY M -		
Owner 2:	-		
Street 1:	14 MAYFLOWER RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains .127 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Wood Shingle Exterior and 990 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5552		Sq. Ft.	Site		0	70.	1.06	7									410,590						410,600	
Total AC/HA: 0.12746			Total SF/SM: 5552		Parcel LUC: 101		One Family		Prime NB Desc		ARLINGTON								Total: 410,590		Spl Credit				Total: 410,600		

## EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	S30 - Size 30

## GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1936 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2 - Plaster	
Sec Int Wall:	%	
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:	%	
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	1 - Forced H/Air	
# Heat Sys:	1	
% Heated:	100 % AC:	100
Solar HW:	NO Central Vac:	NO
% Com Wal:	% Sprinkled:	

## BATH FEATURES

Full Bath:	1 Rating: Fair
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	1 Rating: Fair
A HBth:	Rating:
OthrFix:	1 Rating: Fair

## OTHER FEATURES

Kits:	1 Rating: Fair
A Kits:	Rating:
Frpl:	1 Rating: Average
WSFlue:	Rating:

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	FR - Fair	40.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		40.3%

## CALC SUMMARY

Basic \$ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.69992995
Adj \$ / SQ:	103.940
Other Features:	68649
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	194392
Depreciation:	78340
Depreciated Total:	116052

## COMMENTS

SINK/BMT.

## RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RM	5	BR	2
	Bath	1	HB	1

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

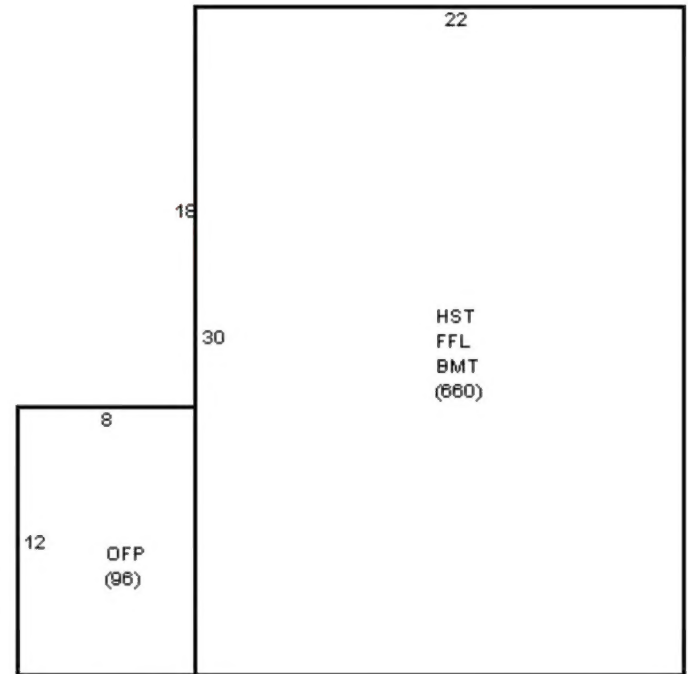
## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	103.94	
Special Features:	0	Val/Su Net:	66.49	
Final Total:	116100	Val/Su SzAd	117.27	

## SKETCH



## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	660	31.180	20,580
FFL	First Floor	660	103.940	68,600
HST	Half Story	330	103.940	34,300
OFF	Open Porch	96	23.580	2,264
Net Sketched Area:		1,746	Total:	125,744
Size Ad	990	Gross Area	2076	FinArea
				990

## SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
3	Garage	D	Y	1	10X20	F	FR	1936	24.75	T	50	101			2,500			2,500	
More: N																			
Total Yard Items:									2,500	Total Special Features:									
										Total:									2,500

## PARCEL ID

182.0-0001-0012.0

## IMAGE

AssessPro Patriot Properties, Inc

